BUREAU OF STATISTICS

# YUKON REAL ESTATE SURVEY

**Third Quarter, 2011**

## Value of Real Estate Transactions

| | | Yukon | Whitehorse | Other |
|---|---|---|---|---|
| | | | ($000) | |
| 2011 | Q3 | 80,967.3 | 69,450.2 | 11,517.0 |
| | Q2 | 73,925.3 | 65,987.0 | 7,938.4 |
| | Q1 | 36,394.1 | 32,228.6 | 4,165.5 |
| 2010 | Q4 | 50,032.5 | 44,144.0 | 5,888.5 |
| | Q3 | 82,975.4 | 69,870.9 | 13,104.5 |

*Notes*: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

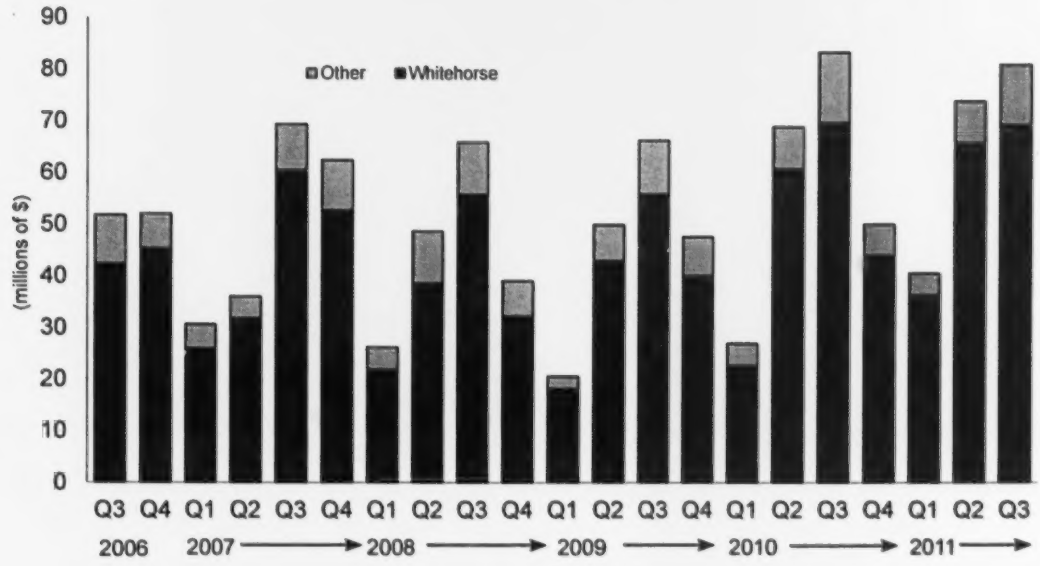
The total value of real estate transactions in Yukon for the third quarter of 2011 was $80,967,300. This is a decrease of $2,008,100, or 2.4%, from the third quarter of 2010, $82,975,400, which was the highest of any quarter on record.

On a year-to-date basis, real estate transactions in Yukon (January through September) for 2011 totalled $191,286,700 compared to $178,802,100 for the same time period in 2010. This represents an increase of $12,484,600, or 7.0%.

In Whitehorse for the third quarter of 2011, the value of transactions totalled $69,450,200, just $420,700 below the record high third quarter of 2010, $69,870,900.

In the rest of Yukon, the value of real estate transactions in the third quarter of 2011 totalled $11,517,000. This is a decrease $1,587,500, or 12.1%, compared to the record high third quarter of 2010 ($13,104,500).

**Real Estate Transaction Values,** *by quarter*



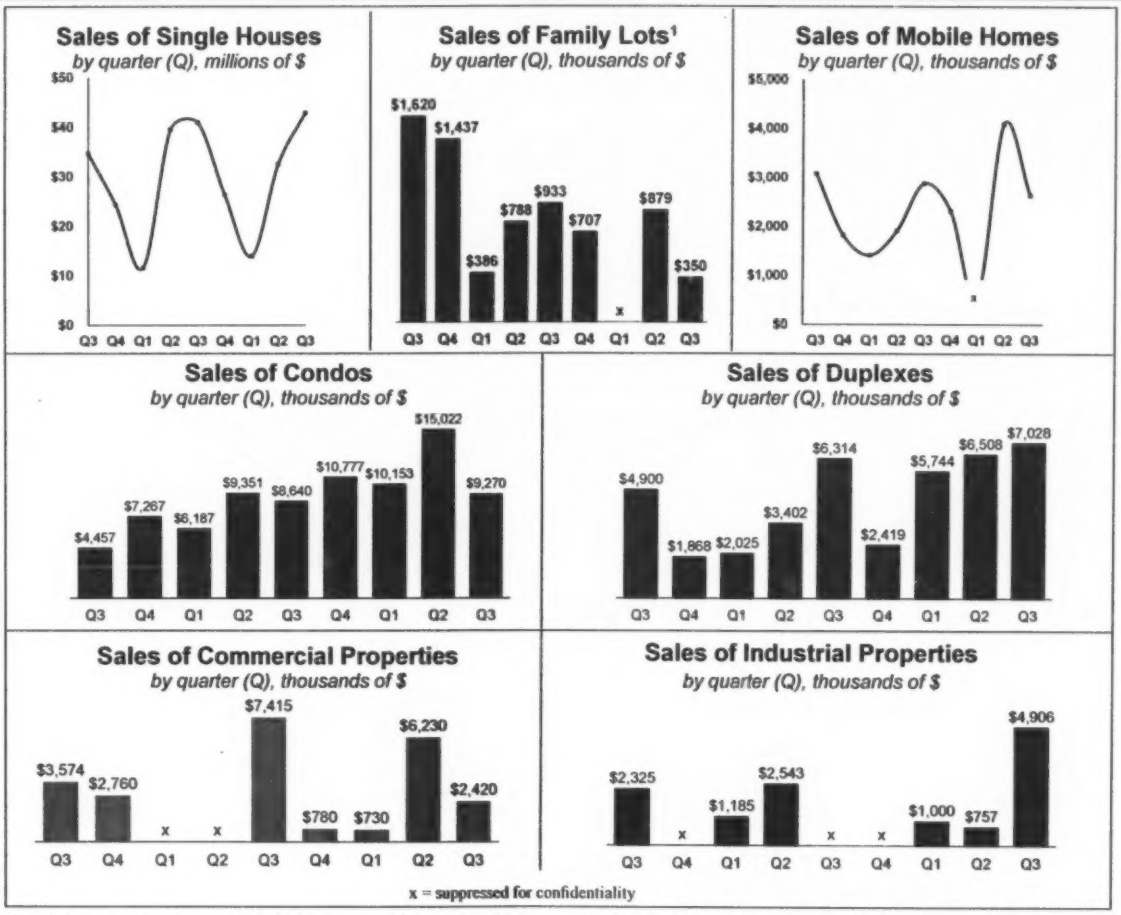
# Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased slightly by $420,700 or 0.6%, comparing the third quarter of 2011 ($69,450,200) to the third quarter of 2010 ($69,870,900).

| | | Total | Single Houses | Family Lots[1] | Mobile Homes | Condos | Duplexes | Multiple-Residential | Commercial Property | Industrial Property |
|---|---|---|---|---|---|---|---|---|---|---|
| **Value of Real Estate Transactions** | | | | | | ($000) | | | | |
| 2011 | Q3 | 69,450.2 | 42,837.6 | 349.6 | 2,638.5 | 9,270.3 | 7,028.2 | 0 | 2,420.0 | 4,906.1 |
| | Q2 | 65,987.0 | 32,500.1 | 879.3 | 4,091.5 | 15,021.7 | 6,507.5 | 0 | 6,230.0 | 756.8 |
| | Q1 | 32,228.6 | 13,935.0 | x | x | 10,152.6 | 5,744.5 | 0 | 730.0 | 1,000.0 |
| 2010 | Q4 | 44,144.0 | 26,310.1 | 707.0 | 2,312.8 | 10,777.3 | 2,419.4 | x | 780.0 | x |
| | Q3 | 69,870.9 | 40,921.6 | 933.0 | 2,880.5 | 8,639.7 | 6,314.0 | x | 7,415.0 | x |
| **Number of Real Estate Transactions** | | | | | | | | | | |
| 2011 | Q3 | 171 | 94 | 3 | 10 | 33 | 21 | 0 | 4 | 6 |
| | Q2 | 181 | 76 | 6 | 15 | 56 | 19 | 0 | 4 | 5 |
| | Q1 | 102 | 35 | x | x | 39 | 18 | 0 | 3 | 4 |
| 2010 | Q4 | 135 | 65 | 4 | 10 | 42 | 9 | x | 3 | x |
| | Q3 | 195 | 108 | 6 | 12 | 35 | 22 | x | 6 | x |

x = suppressed for confidentiality. Rows may not total due to rounding.

## Total Value of Whitehorse Property Sales, Q3 2009 to Q3 2011, *by type of transaction*




[1]*The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.*

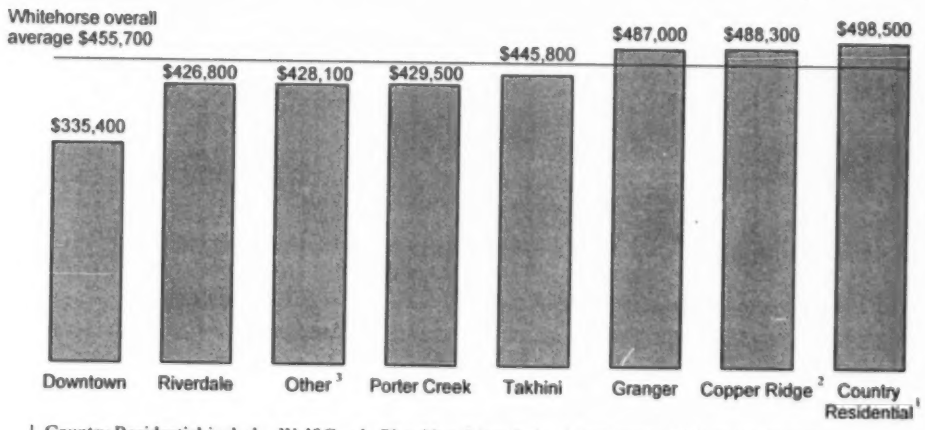
## Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

| | | Total | Down-town | Riverdale | Porter Creek | Granger | Country Residential[1] | Copper Ridge[2] | Takhini | Other[3] |
|---|---|---|---|---|---|---|---|---|---|---|
| **Value of Single House Sales** | | | | | | ($000) | | | | |
| 2011 | Q3 | 42,837.6 | 1,677.0 | 6,829.0 | 6,872.7 | 1,948.2 | 2,991.0 | 19,041.9 | 1,337.3 | 2,140.6 |
| | Q2 | 32,500.1 | x | 4,138.5 | 4,117.1 | 2,120.0 | 6,794.0 | 12,864.5 | 1,388.5 | x |
| | Q1 | 13,935.0 | 1,107.0 | 3,289.0 | 2,155.0 | 1,267.0 | x | 4,085.5 | x | 1,061.6 |
| 2010 | Q4 | 26,310.1 | 1,925.0 | 5,104.3 | 4,057.7 | x | 3,198.0 | 6,418.3 | 3,310.4 | x |
| | Q3 | 40,921.6 | 835.0 | 6,458.7 | 8,788.2 | 2,861.0 | 3,845.0 | 14,825.4 | 2,207.4 | 1,101.0 |
| **Number of Single House Sales** | | | | | | (no.) | | | | |
| 2011 | Q3 | 94 | 5 | 16 | 16 | 4 | 6 | 39 | 3 | 5 |
| | Q2 | 76 | x | 11 | 11 | 5 | 13 | 28 | 3 | x |
| | Q1 | 35 | 3 | 9 | 5 | 3 | x | 10 | x | 3 |
| 2010 | Q4 | 65 | 5 | 13 | 11 | x | 6 | 15 | 9 | x |
| | Q3 | 108 | 3 | 20 | 24 | 7 | 8 | 37 | 6 | 3 |
| **Average Price of Single Houses Sold** | | | | | | ($000) | | | | |
| 2011 | Q3 | 455.7 | 335.4 | 426.8 | 429.5 | 487.0 | 498.5 | 488.3 | 445.8 | 428.1 |
| | Q2 | 427.6 | x | 376.2 | 374.3 | 424.0 | 522.6 | 459.4 | 462.8 | x |
| | Q1 | 398.1 | 369.0 | 365.4 | 431.0 | 422.3 | x | 408.5 | x | 353.9 |
| 2010 | Q4 | 404.8 | 385.0 | 392.6 | 368.9 | x | 533.0 | 427.9 | 367.8 | x |
| | Q3 | 378.9 | 278.3 | 322.9 | 366.2 | 408.7 | 480.6 | 400.7 | 367.9 | 367.0 |

x = suppressed for confidentiality. Rows may not total due to rounding.

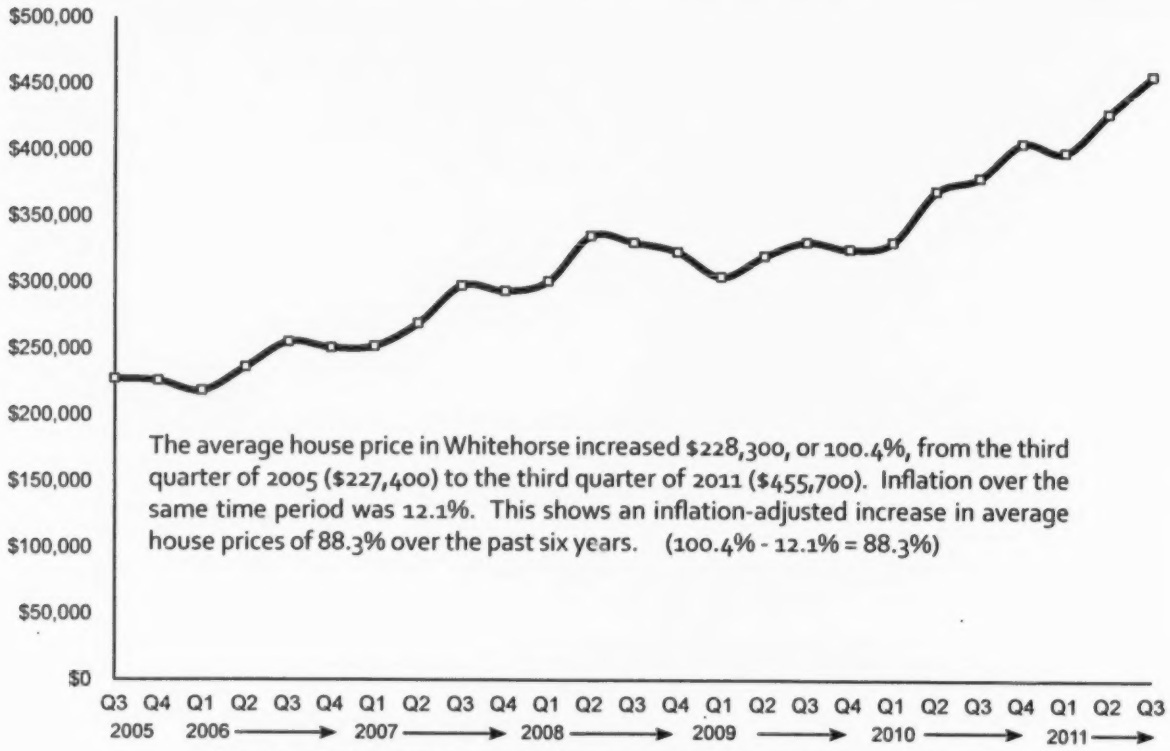
- The ***average*** single house price (does not include duplexes, condominiums or mobile homes) in Whitehorse in the third quarter of 2011 was $455,700 - a new record high. This is an increase of $76,800 or 20.3% compared to the third quarter of 2010 ($378,900).
- The ***median*** (50% of sales above this figure and 50% below) single house price in Whitehorse in the third quarter of 2011 was also a record high at $449,000. One year earlier in the third quarter of 2010 the median house price was $373,500.

### Average Price of Single Houses Sold, *Third Quarter, 2011*




[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

# Average Single House Prices in Whitehorse


$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3
2005 2006 2007 2008 2009 2010 2011
The average house price in Whitehorse increased $228,300, or 100.4%, from the third quarter of 2005 ($227,400) to the third quarter of 2011 ($455,700). Inflation over the same time period was 12.1%. This shows an inflation-adjusted increase in average house prices of 88.3% over the past six years. (100.4% - 12.1% = 88.3%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions in Yukon, with the exception of 'not-at-arm's-length' transactions (those that do not reflect open market values). Prior to 1996, 'not-at-arm's-length' transactions were included in the survey. All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
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